

Action Plan

Grantee: Louisville Jefferson County Metro Government, KY

Grant: B-08-MN-21-0001

Grant Amount:	\$ 6,973,721.00
Status:	Reviewed and Approved
Estimated PI/RL	\$ 0.00
Total Budget:	\$ 6,973,721.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Jefferson County ranks highest among the Commonwealth of Kentucky's 120 counties and the Louisville MSA has been identified as the area with greatest need for assistance to reduce the number of foreclosures. According to the Kentucky Office of the Courts, Louisville/Jefferson County Metro Government (Louisville Metro), ranks highest among statewide jurisdictions with the greatest likelihood of future foreclosure, abandonment and deterioration. According to the Foreclosure and Abandonment Risk scores furnished by HUD, when aggregated to the county level, Louisville Metro was the only county assigned a most distressed score of 100 out of 100 points by the Kentucky Department for Local Government.

The areas of greatest need to be targeted with NSP funds are the Park duValle area (Census Tracts 10, 127.01, and 128.01); Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65).

Distribution and Uses of Funds:

March 2013 Technical Amendment:

Louisville Metro Government, through consultation with the local HUD CPD field office, intends to reallocate a portion of its Administration and LISA RENTAL Project funds to the 08-E4-NEW DIRECTIONS HOUSING CORP Activity to help the responsible organization carry out the national objective by occupying their last unit with an NSP eligible beneficiary. Louisville Metro Government determined it would use \$196,810.00 of its Projected 08-F1-Administration Project Budget and \$3,521.83 of its Projected LISA-RENTAL LMHA DEVELOPMENT CORP Project Budget to fund a housing unit in the 08-E4-NEW DIRECTIONS HOUSING CORP Activity within the E2-ACQUISITION-REHAB-HOMEOWNERSHIP Project. Therefore, the 08-F1-Administration Project Budget was reduced from \$697,372.00, down to \$500,562.00. The LISA-RENTAL LMHA DEVELOPMENT CORP Project Budget was reduced from \$2,100,000 down to \$2,096,478.17. The E2-ACQUISITION-REHAB-HOMEOWNERSHIP Project budget was raised from \$2,145,046.69, up to \$2,345,378.52 and the related activity budget from \$622,450.00 up to \$822,781.83.

January 2013 Technical Amendment:

Under the LISA - Homeownership Project, the project status for all activities had been changed to complete. Although this project is 100% expended, it had not been drawn down 100%, nor was it closed out. During the modification, the status was corrected to underway for all activities under this project. Additionally under the LISA - Homeownership Project, the LISA - Rebound activity had a \$0.00 proposed budget amount. The proposed budget was corrected to the \$158,902.31 amount. Louisville Metro was unable to draw funds down from DRGR in the complete status without a proposed budget. Louisville Metro will be able to draw funds down now. The drawn down amount will match the expended amount by the March 20th, 2013 expenditure deadline, putting Louisville Metro in place to begin closeout on this project soon after. Louisville Metro has never been able to report expenditures under the New Directions Homeownership Activity, under the E2 ACQUISITION-REHAB-HOMEOWNERSHIP Project. Through ongoing efforts, Louisville Metro worked with the local HUD CPD Field Office, NSP-TA providers and the OneCPD DRGR Help Desk, to arrive at a solution in January 2013. Louisville Metro re-associated the Responsible Organization (New Directions Housing) on the second Edit Activity screen in the Action Plan. The box to enter the expenditure amount now appears in the QPR edit mode and the total expenditure of \$622,450.00 has been saved to the December 2012 QPR prior to submission of



the QPR.

September 2012 Technical Amendment:

- Comments on the national objectives for the public facilities activities to Area Benefit.
- Updated Proposed Accomplishments / Performance measures for all ongoing activities.
- Revised the River City Housing Homeownership and LISA Activities. One of the LISA - RIVER CITY HOUSING units was mistakenly identified as such under the previous technical amendment. That unit was added back to the 08-E3-RIVER CITY INC ACQUISITION, REHAB AND HOMEOWNERSHIP activity. The budget of those respective activities have been adjusted accordingly by \$157,000, the amount of funding for that unit.

June 2012 Technical Amendment:

Activity Number	Activity title	Activity Budget
08-E3-RIVER CITY INC	ACQUISITION, REHAB AND HOMEOWNERSHIP	- \$1,056,050.00
08-E4-NEW DIRECTIONS HOUSING CORP	ACQUISITION, REHAB AND HOMEOWNERSHIP	- \$622,450.00
08-E5-REBOUND INC	ACQUISITION, REHAB, AND HOMEOWNERSHIP	- \$466,546.69
12 - E4 - LISA - REHAB/RESALE	LISA - NEW DIRECTIONS HOUSING CORP.	nbsp; nbsp; \$203,000.00
12 - E5 - LISA - REHAB/RESALE	LISA - REBOUND	\$158,902.31
12- E3 - LISA - REHAB/RESALE	LISA - RIVER CITY HOUSING	nbsp; nbsp; nbsp; nbsp; \$326,400.00

Summary of October 2011 Amendment:

Authorization of non-foreclosed vacant properties for acquisition and new construction of low-income rental activities;

Reallocation of LMHA-Development Corporation LSP project funds from Eligible Use B to Eligible Use E;

The proposed amendment revises the following sections: Distribution and Uses of Funds, Low Income Targeting, Acquisitions and Relocation and NSP Information By Activity (for LISA Rental activities).

February 2011 Technical Amendment:

The following is a list of updates that were made to the Action Plan.

1. Updated tenure type for ongoing activities.
2. Updated housing type, SF or MF, for all ongoing activities.
3. Updated performance measures for all ongoing activities.
4. Updated performance measures for all canceled activities.

April 2010 Amendment: As of the quarter ending June 30, 2010 Louisville Metro will invite capable non-profit organizations to participate as developers in the NSP program. Louisville Metro will limit invitations to non-profit developers in delivering the NSP strategy. NSP funds will be used in tandem with other monetary resources including HUD allocated entitlement funds. Louisville Metro is also taking additional steps to capitalize and strengthen neighborhood-based groups and Community Housing Development Organizations (CHDOs). Metro has also committed Community Development Block Grant (CDBG) funds to demolish privately owned blighted properties and to perform residential repair.

Proposed Action Plan Budget as of April 2010-\$6,973,721.00

\$697,372(10%-F)-Administration;

\$2,100,000(30%-B1)-Low-Income Set-Aside Rental;

\$2,676,349(38%-E2)-Acquisition-Rehab-Homeownership;

\$1,500,000(22%-E1)-Acquisition-Rehab-Public Facility

Louisville Metro will utilize no more than 10% of its NSP allocation for Administration-Eligible Use F. The Low Income Set-Aside requirement will be met under Eligible Use B by allocating \$2,100,000.00 or 30% of the total grant award to the Louisville Metro Housing Authority for the provision of rental housing for low-income households.

September 2009 Technical Amendment: As of the second quarter Louisville Metro wishes to revise the NSP budget and eliminate the "Direct Disposition" or Landbanking activity under Eligible Use C in favor of consolidating all direct activities under Eligible Use B - Purchase and Redevelop Foreclosed Properties. Funding allocated under Use B will be utilized for a consumer-driven purchase-resale program, where income eligible, potential NSP homebuyers will have an opportunity to select a foreclosed property, located in any one of the fourteen NSP Census Tracts, and to have that property renovated on their behalf. After receiving the final NSP Bridge Notice and having attended the NSP-1 Training in Chicago, IL July 6-7, 2009, Louisville Metro is better informed on actual activities allowed under each of the eligible use categories. With this understanding, we have also eliminated line items set aside for Eligible Use A - Financing Mechanisms, as downpayment grants, principle write downs, or development subsidies can be realized under Uses B or E. The final Action Plan budget reflects only two "Projects" crossing three eligible use types available in DRGR. Funding under Use E (\$4,184,233) will be reserved for the developer request for proposals. Project specific "Activities" were added with zero balances as we anticipate potentially using funds for acquisition of residential properties, acquisition of non-residential properties, rehabilitation, new construction, and demolition to complete site specific projects. Finally, Metro will explore the "lump-sum draw down" provisions found at 24 CFR 570.513 to expedite the obligation and expenditure of NSP funds. Non-NSP resources will be used for educating and informing residents about redevelopment opportunities presented through HERA and local government's efforts under the NSP. Louisville Metro also reserves the right to revise this plan and/or reprogram NSP funds, as appropriate, subject to the alternative requirements governing citizen participation.

December 2008 Amendment: Neighborhoods designated as high priority areas receiving initial benefit from NSP and other available entitlement funds are: Park duValle area census Tracts 10, 127.01, and 128.01; Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65). Using information from local governmental sources, all vacant properties in these areas will be mapped and determinations will be made on whether individual properties are consistent with NSP eligible use requirements and local government objectives. The NSP allows the use of only the low-and-moderate income national objective. All funds will be used to assist individuals or families with incomes at or below 120 percent of area median income (AMI). In addition, no less than 25 percent of funds (\$1,743,430) will be used to purchase or redevelop abandoned or foreclosed residential properties that will be used to house individuals or families at or below 50 percent of AMI. Louisville Metro will target NSP funded activities into areas of greatest



need as stipulated in HERA. Each Target Area will be further analyzed and Metro will explore defining smaller project areas based on our ability to concentrate programmatic efforts and achieve sustainable outcomes for the residents in the immediate area. Detailed strategies will be determined on a neighborhood-by-neighborhood basis, at the street level, in collaboration with neighborhood leaders and Metro Council representatives.

The initial proposed budget for NSP activities included \$697,372 for Direct Disposition (10%), \$1,394,744 for Direct Acquisition (20%), \$1,743,430 for Indirect Finance (25%), \$1,743,430 for Indirect Production (25%), and \$697,372 for Indirect Public Facilities (10%). Louisville Metro will utilize no more than 10% (\$697,372) of its NSP allocation for Administration.

Definitions and Descriptions:

April 2010 Amendment: Five additional non-profit organizations were selected based on their proven track records in affordable housing development, rehabilitation, and/or management, Eligible Use E1 and E2. These nonprofit organizations have demonstrated propensities to perform community development projects with public resources and/or to leverage public resources toward outcomes that stabilize the community. Their combined capacity has led to numerous affordable rental or homeownership units being placed into service. Each organization has a history of working closely with neighborhood stakeholders and benefits from strong affirmations of public and private support for their proposed activities. Louisville Metro believes that project readiness combined with the developers' respective expertise will result in measurable neighborhood impacts for the areas of greatest need.

Louisville Metro is proposing two non-residential acquisition and rehabilitation projects that will operate as public facilities in two different areas of greatest need. Youthbuild Louisville and Habitat for Humanity of Metro Louisville will be assisted in acquiring vacant commercial properties in the Smoketown and Portland neighborhoods, respectively. Each organization will leverage an NSP investment of \$750,000.00 to develop operational space for its administrative and programmatic functions. Louisville Metro expects the neighborhood impact from these projects to be threefold. First, both projects will immediately produce positive impact for the surrounding areas. Second, Youthbuild Louisville serves a limited clientele by educating and training low-income young adults in residential construction and/or related trades. Third, Habitat for Humanity has established itself not only as a leading provider of affordable single-family housing, but has also become one of the most productive housing developers in the local area. While all of the households served by Habitat for Humanity are classified well within the LMMI income range, many of those homeowners are considered to earn incomes between 50-60 percent of the area median income. The NSP investment in both projects is expected to raise organizational capacity and operational efficiency, and thereby broadening the respective impact within the areas of greatest need.

Louisville Metro will not utilize the Louisville-Jefferson County Landbank Authority to complete acquisitions, as all NSP-funded acquisitions will be facilitated by the selected non-profit partners. Louisville Metro and its development partners will not emphasize "abandoned" property acquisitions due to state mandated judicial sale procedures which hinder the acquisition procedure. Likewise, Louisville Metro has no plans to initiate property tax foreclosure proceedings as part of its NSP acquisition strategy. Housing & Family Services will continue to work with Metro Codes & Regulations to keep property owners accountable. All NSP-funded acquisitions will require no less than a one percent discount per transaction per the July 11, 2009 technical correction (i.e. "NSP-1 Bridge Notice"). The proposed timeline for carrying out the program is outlined below.

Under the homeownership component of its NSP strategy, Louisville Metro will provide direct homeownership assistance consisting of both a first and second mortgage. Louisville Metro will ensure the affordability of NSP-assisted housing by implementing underwriting criteria for all direct homeowner subsidies. The Metro NSP will require that homebuyers occupy the unit as their primary residence from the time of purchase throughout the established period of affordability. NSP homebuyers will need their debt burden to fall within the range acceptable to FHA, and all primary loans will need to be fixed-rate with no prepayment penalties. The Metro NSP will strongly encourage front-end debt-to-income ratios of twenty-five (25%) and back-end debt-to-income ratios at or below forty-five percent (45%); but under no circumstances will front-end ratios be allowed over thirty percent (30%).

In addition to down payment grants which may be applied against a private lender's required down payment or closing costs (but not "pre-paid" costs), forgivable loans will be provided to eligible purchasers in an amount required to make the primary mortgage payment consistent with the recommended affordability ratios. NSP soft-second mortgages will be fully repayable if the home is sold before the end of the sixth full year after purchase; thereafter, the loan will be forgiven incrementally until the loan is fully forgiven at the end of the affordability period. As the program progresses, the amount and structure of financial assistance may be adjusted to respond to market conditions. All eligible potential homebuyers will be offered a minimum direct subsidy to create additional incentives for purchasing homes in the areas of greatest need.

The sale price after rehabilitation must be the lower of the after-rehab appraised value or actual cost the builder/developer has in the house. Prior to the ultimate sale to an owner/occupant, a financial summary prepared by the builder/developer will be submitted to Louisville Metro to ensure the sale price conforms to program requirements. To assist non-profit developers in obtaining interim financing, Louisville Metro will seek a resolution from the Louisville Metro Council authorizing forgivable loans to the selected NSP development partners. Louisville Metro will allow each loan to be subordinated to privately-provided interim financing facilities obtained by the developers at their own discretion.

September 2009 Technical Amendment: Working with potential NSP homebuyers early on in the redevelopment process provides many benefits to Metro and to the homebuyer. The program will allow the homebuyer to be actively involved throughout the renovation process and to become intimately familiar with the property before taking ownership. Louisville Metro would also benefit from quickly obligating NSP funds to cover acquisition, counseling fees, construction costs, downpayment assistance, and principle write downs; and doing so without the risk of associated with purely speculative redevelopment. Preference will be given to families in the 50% AMI income category and outcomes will be counted toward the low-income set aside requirement. The proposed Action Plan revision reflects a total of \$2,092,116.00 allocated to this program under Eligible Use B.

December 2008 Amendment: In preparation for receiving the NSP special allocation, Louisville Metro established a housing policy advisory committee to provide input to the Metro Government agency, the Louisville Metro Council. Financial institution development

professionals and supportive service providers were each represented on the panel. Four subcommittees were formed to evaluate the topics such as financial leveraging opportunities, geographical need, residential construction challenges, and homebuyer concerns. The programmatic activities and priorities reflected in this amendment are a direct result of the conclusions and recommendations of the Advisory Panel based on information gathered by and for the panel.

To ascertain areas of greatest need, Louisville Metro analyzed data from a number of sources. The HUD USER website assessed need using a variety of factors including home value decline, incidence of high cost loans, and Post Office data on residential vacancies. Louisville Metro considered areas of greatest stress to be those Census Tract Block Groups which received the designation of "8" and "10" on a scale of 1 to 10 (with 10 indicating the greatest degree of distress). Louisville Metro's primary emphasis will be on those rated "10" by US HUD. The Metro Department of Inspections, Permits and Licenses (IPL) also provided information regarding the length of vacancy and citations for Code violations for vacant structures; and the Master Commissioner of Jefferson Circuit Court provided information on foreclosures throughout Metro Louisville. In addition to addressing areas of greatest need, the Advisory Panel also considered other neighborhood characteristics. Specific areas of priority were chosen based on the following:

- Existing Neighborhood Plan or infrastructure plan
- Existing neighborhood involvement, e.g. Block Watches, Weed and Seed
- Potential economic development corridors, which create or could create jobs
- Neighborhood assets and amenities, e.g. parks, playgrounds, schools
- Owner-occupancy rate and trends
- Vacancy rates, from the Department of Inspections, Permits and Licenses
- Foreclosure information from Metro 211 program which was established to counsel people in foreclosure crisis
- Housing value trends from the Property Valuation Administrator.

Based on the best available information, the Advisory Panel prioritized neighborhoods suffering disproportionate levels of foreclosure stress and deterioration of the existing housing stock. Data provided by US HUD is based on Census Tract boundaries which do not always correspond with commonly recognized neighborhood boundaries. Louisville Metro was able to overlay high risk Census Tracts on a map of the jurisdiction to identify the most closely correlated neighborhoods. Recognizing the unique programmatic opportunities that each neighborhood presents will necessarily yield neighborhood specific strategies comprised of the eligible uses brought forth in the NSP by HERA. Efforts to identify the specific areas of greatest need were informed by analyzing data made available by the Office of Policy Development and Research's HUD USER. Toward making determinations of greatest need, Louisville Metro has adopted the "Estimated Foreclosure Abandonment Risk Score." These Risk Scores incorporate factors such as the percentage of home foreclosures, the percentage of homes financed by subprime mortgages, and residential vacancy rates. After reviewing Risk Scores for all Census Tract Block Groups within the jurisdiction, Louisville Metro defines areas of greatest need to be those Block Groups which received a Risk Score of "8" or "10" on a scale of 1 to 10 (with 10 indicating the greatest degree of future foreclosure risk and abandonment). The areas of greatest need to be targeted with NSP funds are the Park duValle area (Census Tracts 10, 127.01, and 128.01); Shawnee (Census Tracts 4 and 7); Newburg (Census Tracts 113.01, 114.04, 114.05 and 114.06); and Smoketown/Shelby Park (Census Tracts 62 and 65).

Low Income Targeting:

October 2011 Amendment

Louisville Metro anticipates that thirty percent (30%) of NSP funds will be used for projects to be occupied by households whose income does not exceed 50% of area median income, adjusted for household size. This will be accomplished by working closely with the LMHA Development Corporation. Louisville Metro will enter into an amended NSP development agreement with LMHA Development Corporation to acquire nine (9) "vacant" unimproved parcels in the Smoketown Neighborhood, upon which nine (9) single-family homes will be constructed and rented to income qualified households. Subject to the "Dodd-Frank Wall Street Reform and Consumer Protection Act" passed in 2010 redevelopment activities performed under Eligible Use E are now permitted in meeting the NSP-1 Low-Income Set-Aside grant requirement.

Acquisition and Relocation:

October 2011 Amendment:

Louisville Metro estimates the number of low- and moderate-income dwelling units—e.g., 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities subject to this substantial amendment to be zero units.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—e.g., 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, are listed below for all NSP activities that will provide housing. A proposed time schedule for each NSP activity is included in the following activity summary descriptions. Louisville reasonably expects to produce twenty-six (26) units of affordable housing for low-, moderate-, and middle-income households (LMMI).

Under Eligible Use E, the LMHA Development Corporation will acquire nine (9) unimproved "vacant" properties and construct nine (9) single-family homes for rental to low-income tenants. A total of nine (9) rental housing units for households at or below fifty percent of area median income will be provided under the Low Income Set Aside.

River City Housing and REBOUND will acquire and rehabilitate twelve (12) single-family "foreclosed" or "vacant" properties while New Directions Housing Corporation will acquire four (4) properties and construct five (5) new homes to be sold to owner-occupants.

Louisville Metro estimates that approximately nine (9) units are reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Public Comment:

October 2011 Amendment - No public comments received.

Summary of Public Comments on the
Amendment to the NSP Substantial Amendment
ACCEPTED COMMENTS

Comment: Debra Mercer

Ms. Mercer brought to the attention of Louisville Metro Department of Housing and Family Services (LMHFS), NSP program staff, an error contained in the major revision to the NSP Substantial Amendment. Specifically, there was a citation in the amendment listing Census Tract 62 as being Portland instead of Smoketown/Shelby Park.

Response: LMHFS has made the correction and appreciates the careful review by our external partners.

Comment: Joe Gliessner, New Directions Housing Corporation

New Directions Housing Corporation (NDHC) expressed appreciation for being one of the non-profit developers selected to carry out NSP activities and expressed support of the overall plan specifically highlighting its confidence in its ability to administer NSP activities in the Shelby Park Neighborhood. NDHC reiterated the importance of homeownership assistance, expressed commitment to the timeframe and expressed a desire to quickly finalize developer agreements as ample NSP-eligible properties have been identified.

Response: LMHFS agrees and will work to quickly finalize developer agreements.

Comment: Jonathan Lowe, River City Housing Board Member

Mr. Lowe expressed appreciation for LMHFS recognizing the capacity and proven track record of River City Housing Corporation, evident by the selection of this organization to carry out NSP activities, and expressed support of the overall plan.

Response: LMHFS agrees.

Comment: Tim Barry, Louisville Metro Housing Authority (LMHA)

LMHA expressed appreciation for being one of the non-profit developers selected to carry out NSP activities in an effort to increase affordable rental and homeownership opportunities and expressed support of the neighborhood specific strategy of the NSP program. LMHA expressed confidence and assurance regarding its capacity to undertake the activities in the given timeframe, citing its success with the Clarksdale/Liberty Green project.

Response: LMHFS agrees.

Comment: Christie McCravy, Louisville Urban League (REBOUND, Inc.)

Ms. McCravy expressed appreciation for being one of the non-profit developers selected to carry out NSP activities, specifically citing REBOUND's enthusiasm over the development of two homes in the Hallmark and Shawnee neighborhoods.

Response: LMHFS agrees.

Comment: Chris Posey

Response: Mr. Posey expressed his opposition to the major revisions to the NSP Substantial Amendment and to the entire NSP process. Specifically, Mr. Posey is opposed to the selection of the non-profit developers chosen to administer NSP activities, as the procurement process was not open bidding, as was included in the original NSP Substantial Amendment. Mr. Posey further cites concerns that the developers were chosen in an exclusionary and subjective manner due to LMHFS's inability to administer the NSP program in a timely manner. What's more, Mr. Posey states that the process has excluded minority owned and operated entities, with the exception of the Louisville Urban League, which has not been engaged in housing rehabilitation for several years.

Response: While the original NSP Substantial Amendment included a procurement process, it became apparent that due to the NSP timeline for expenditures of grant funds that LMHFS would not have time to undertake a type of procurement process it had never used before and that teaming with established partners with proven capacity to undertake the activities allowed for under the grant was more prudent. The amendment process contained in the Consolidated Plan allows for entitlement communities to adapt its programs to changing circumstances.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance		<i>No activities in this project</i>
A	Shawnee		<i>No activities in this project</i>



B	Portland	<i>No activities in this project</i>	
B- Acquisition-Rehab	Homebuyer Choice Program	<i>No activities in this project</i>	
C	Smoketown/Shelby Park	<i>No activities in this project</i>	
D	Park DuValle	<i>No activities in this project</i>	
E	Newburg	<i>No activities in this project</i>	
E-Redevelopment	Developer Request For Proposals	<i>No activities in this project</i>	
E1	ACQUISITION-REHAB-PUBLIC	08-E1-YOUTHBUILD	ACQUISITION, REHAB AND PUBLIC
		08-E2-HABITAT FOR	ACQUISITION, REHAB AND PUBLIC
E2	ACQUISITION-REHAB-	08-E3-RIVER CITY INC	ACQUISITION, REHAB AND
		08-E4-NEW DIRECTIONS	ACQUISITION, REHAB AND
		08-E5-REBOUND INC	ACQUISITION, REHAB, AND
E3	RIVER CITY HOUSING, INC	<i>No activities in this project</i>	
E4	NEW DIRECTIONS HOUSING	<i>No activities in this project</i>	
E5	REBOUND	<i>No activities in this project</i>	
F	Administration	08-F1-ADMINISTRATION	ADMINISTRATION
LISA - RESALE	LISA - HOMEOWNERSHIP	12 - E4 - LISA -	LISA - NEW DIRECTIONS HOUSING
		12 - E5 - LISA -	LISA - REBOUND
		12- E3 - LISA -	LISA - RIVER CITY HOUSING
LISA-RENTAL	LMHA DEVELOPMENT	11-E-LH25-LMHA	LOW INCOME SET ASIDE ACQ, NEW

Activities

Grantee Activity Number:	08-E1-YOUTHBUILD
Activity Title:	ACQUISITION, REHAB AND PUBLIC FACILITY

Activity Type:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

E1

Project Title:

ACQUISITION-REHAB-PUBLIC FACILITY

Projected Start Date:

07/01/2010

Projected End Date:

12/31/2011

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 750,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 750,000.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	694060		422785	60.91

Proposed Accomplishments

	Total
# of Non-business Organizations benefitting	
# of Public Facilities	1
# of buildings (non-residential)	1
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

YOUTHBUILD LOUISVILLE

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
YOUTHBUILD LOUISVILLE	Non-Profit	\$ 750,000.00

Location Description:
CENSUS TRACT #62-SMOKETOWN NEIGHBORHOOD

The Youthbuild Public Facility is located on 812 South Preston Street, Louisville, KY 40203. The target service area is the entire consolidated city-county of Louisville-Jefferson County, Kentucky. CSR used HUD provided census data to determine the percentage of the entire jurisdiction of the consolidated city-county of Louisville-Jefferson County, Kentucky that met the NSP requirement of 51% of the residents being at or below 120% of the Area Median Income (AMI). The HUD provided census data used was the LM 120 file for the state of KY on the Neighborhood Stabilization Program Targeting & Data Set. CSR used the data to calculate the total number of persons below 120% AMI in Jefferson County to be 422,785 and the total number of persons in the Jefferson County to be 694,060. Those figures show 61% of the total population of the consolidated city-county of Louisville-Jefferson County falls at or below 120% AMI, therefore, this activity have met the LMMA National Objective.

Louisville Metro has been unable to properly report this in DRGR under Area Benefit other Bill Kubal from the HUD OneCPD Resource Exchange has explained the other grantees were having similar issues. HUD OneCPD Resource Exchange advisors have yet to resolve the issue and have recommended to continue using the Direct Benefit option and explain how we determined the LMMA beneficiary percentage in the narrative. Louisville Metro was further instructed to report the number of

persons at or below 120% AMI under the "Mod" column for now.

Activity Description:

THIS ACTIVITY WILL MEET THE NATIONAL OBJECTIVE, BENEFITTING LOW AND MODERATE INCOME PERSONS BY SERVING A LIMITED CLIENTELE WHOSE INCOME ARE AT OR BELOW 80 PERCENT OF AREA MEDIAN INCOME THRU THE ACQUISITION, REHABILITATION AND NEW CONSTRUCTION OF ITS PROGRAMMATIC AND ADMINISTRATIVE HEADQUARTERS

THE RESPONSIBLE ORGANIZATION PROVIDES TRAINING AND EDUCATION PROGRAMS THAT OFFER GED COMPLETION COURSES AND PREPARATION FOR EMPLOYMENT IN CONSTRUCTION TRADES. THE FACILITY WILL PROVIDE A CENTRALIZED LOCATION FOR OPERATIONS THEREBY REDUCING RESOURCES AND TIME REQUIRED TO MANAGE LOGISTICAL CHALLENGES. ADDITIONAL SPACE FROM CREATING A GREEN-CAMPUS WILL ALLOW THE ORGANIZATION TO ACCOMMODATE MORE PARTICIPANTS AND EXPAND INTO OTHER TRAINING OPPORTUNITIES FOR ADULTS. YOUTHBUILD LOUISVILLE AVERAGES 40 YOUNG ADULT PARTICIPANTS IN THE FULL-TIME ELEVEN MONTH PROGRAM AND 50 YOUNG ADULT PARTICIPANTS IN THE PART-TIME SUMMER PROGRAM. YOUTHBUILD EXPECTS TO DOUBLE THE NUMBER OF PERSONS SERVED IN THE FULL-TIME AND PART-TIME PROGRAMS. YOUTHBUILD ALSO PLANS TO BEGIN OFFERING ONGOING TRAINING OPPORTUNITIES IN GREEN CONSTRUCTION PROFESSIONAL TRADES FOR APPROX 25 TO 150 LOW AND MODERATE INCOME ADULTS



Grantee Activity Number:	08-E2-HABITAT FOR HUMANITY
Activity Title:	ACQUISITION, REHAB AND PUBLIC FACILITY

Activity Type:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

E1

Project Title:

ACQUISITION-REHAB-PUBLIC FACILITY

Projected Start Date:

07/01/2010

Projected End Date:

12/31/2011

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 750,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 750,000.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	694060		422785	60.91

Proposed Accomplishments

	Total
# of Non-business Organizations benefitting	
# of Public Facilities	1
# of buildings (non-residential)	1
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

HABITAT FOR HUMANITY OF METRO LOUISVILLE

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
HABITAT FOR HUMANITY OF METRO LOUISVILLE	Non-Profit	\$ 750,000.00

Location Description:

CENSUS TRACT #23-PORTLAND NEIGHBORHOOD

The Habitat for Humanity Public Facility is located on 1620 Bank St, Louisville, KY 40203. The target service area is the entire consolidated city-county of Louisville-Jefferson County, Kentucky. CSR used HUD provided census data to determine the percentage of the entire jurisdiction of the consolidated city-county of Louisville-Jefferson County, Kentucky that met the NSP requirement of 51% of the residents being at or below 120% of the Area Median Income (AMI). The HUD provided census data used was the LM 120 file for the state of KY on the Neighborhood Stabilization Program Targeting & Data Set. CSR used the data to calculate the total number of persons below 120% AMI in Jefferson County to be 422,785 and the total number of persons in the Jefferson County to be 694,060. Those figures show 61% of the total population of the consolidated city-county of Louisville-Jefferson County falls at or below 120% AMI, therefore, this activity have met the LMMA National Objective. Louisville Metro has been unable to properly report this in DRGR under Area Benefit other Bill Kubal from the HUD OneCPD Resource Exchange has explained the other grantees were having similar issues. HUD OneCPD Resource Exchange advisors have yet to resolve the issue and have recommended to continue using the Direct Benefit option and explain how we determined the LMMA beneficiary percentage in the narrative. Louisville Metro was further instructed to report the number of

persons at or below 120% AMI under the "Mod" column for now.

Activity Description:

THIS ACTIVITY WILL MEET THE NATIONAL OBJECTIVE BENEFITTING LOW, AND MODERATE INCOME PERSONS BY SERVING A LIMITED CLIENTELE WHOSE INCOME ARE AT OR BELOW 80 PERCENT OF AREA MEDIAN INCOME THRU THE ACQUISITION, REHABILITATION. NSP FUNDS FOR PHASE 1(ACQUISITION OF TWO BUILDINGS, PARTIAL REHAB OF ONE).

THE RESPONSIBLE ORGANIZATION SPECIALIZES IN PRODUCTION AND FINANCING OF SINGLE-FAMILY HOMEOWNERSHIP OPPORTUNITIES FOR LOW AND MODERATE INCOME HOUSEHOLDS. THE FACILITY WILL PROVIDE A CENTRALIZED LOCATION FOR OPERATIONS THEREBY REDUCING RESOURCES AND TIME REQUIRED TO MANAGE LOGISTICAL CHALLENGES. ADDITIONAL SPACE FROM CREATING A CENTRALIZED HEADQUARTERS WILL ALLOW THE "RESTORE" LINE OF BUSINESS TO EXPAND OPERATIONAL CAPACITY AND INCREASE REVENUES OVER TIME. THESE REVENUES WILL BE UTILIZED TO REACH A GOAL OF CONSTRUCTING 300 NEW HOMES BY THE YEAR 2019. CURRENT ANNUAL PRODUCTION IS APPROX 25 HOMES PER YEAR WITH AN AVERAGE OF 35 FAMILIES PARTICIPATING THROUGHOUT THE PIPELINE. BY THE COMPLETION OF PHASE 1,2, AND 3 HABITAT FOR HUMANITY OF METRO LOUISVILLE ANTICIPATES ANNUAL GROWTH IN PRODUCTION AND PARTICIPATION OF APPROX 10 PERCENT

Grantee Activity Number:	08-E3-RIVER CITY INC
Activity Title:	ACQUISITION, REHAB AND HOMEOWNERSHIP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E2

Projected Start Date:

07/01/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

ACQUISITION-REHAB-HOMEOWNERSHIP

Projected End Date:

03/20/2013

Total Budget: \$ 1,056,050.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,056,050.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7		7	100.00
# of Households	7		7	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	7
#Units exceeding Energy Star	
#Units with bus/rail access	7
#Low flow showerheads	11
#Low flow toilets	13
#Units with solar panels	
#Dishwashers replaced	7
#Clothes washers replaced	7
#Refrigerators replaced	7
#Light fixtures (outdoors) replaced	16
#Light Fixtures (indoors) replaced	93
#Replaced hot water heaters	7
#Replaced thermostats	7
#Efficient AC added/replaced	7
#High efficiency heating plants	7
#Additional Attic/Roof Insulation	7
#Energy Star Replacement Windows	44



of Properties

7

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

RIVER CITY HOUSING INC.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

RIVER CITY HOUSING INC.

Non-Profit

\$ 1,056,050.00

Location Description:

AREA ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23);
SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06)

Activity Description:

NONPROFIT DEVELOPER WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW,
MIDDLE AND MODERATE INCOME HOMEBUYERS



Grantee Activity Number:	08-E4-NEW DIRECTIONS HOUSING CORP
Activity Title:	ACQUISITION, REHAB AND HOMEOWNERSHIP

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

E2

Project Title:

ACQUISITION-REHAB-HOMEOWNERSHIP

Projected Start Date:

07/01/2010

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 822,781.83

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 822,781.83

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4		2	50.00
# of Households	4		2	50.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	8
#Low flow toilets	8
#Units with solar panels	
#Dishwashers replaced	4
#Clothes washers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	8
#Light Fixtures (indoors) replaced	45
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	40

Activity is being carried out by Grantee:**Activity is being carried out through:**

No

Organization carrying out Activity:

NEW DIRECTIONS HOUSING CORPORATION

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
NEW DIRECTIONS HOUSING CORPORATION	Non-Profit	\$ 822,781.83

Location Description:

AREAS ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN, SHELBY PARK (CT 62,65); NEWBURG(CT 113.01,114.04,114.05,114.06)

Activity Description:

NONPROFIT DEVELOPERS WHO WILL ACQUIRE VACANT PROPERTIES FOR NEW CONSTRUCTION OR REHABILITATION FOR EVENTUAL SALE TO LOW, MIDDLE AND MODERATE INCOME HOMEBUYERS.

Louisville Metro Government, through consultation with the local HUD CPD field office, intends to reallocate Administration and LISA RENTAL funds to the 08-E4-NEW DIRECTIONS HOUSING CORP Activity to help the responsible organization carry out the national objective by occupying their last unit with an NSP eligible beneficiary. The E2-ACQUISITION-REHAB-HOMEOWNERSHIP Project budget was raised from \$2,145,046.69, up to \$2,345,046.69 and the related 08-E4-NEW DIRECTIONS HOUSING CORP Activity Budget was raised from \$622,450.00 up to \$822,781.83.

Grantee Activity Number:	08-E5-REBOUND INC
Activity Title:	ACQUISITION, REHAB, AND HOMEOWNERSHIP

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

E2

Project Title:

ACQUISITION-REHAB-HOMEOWNERSHIP

Projected Start Date:

07/01/2010

Projected End Date:

03/20/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 466,546.69

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 466,546.69

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	3
#Units exceeding Energy Star	
#Units with bus/rail access	3
#Low flow showerheads	6
#Low flow toilets	8
#Units with solar panels	
#Dishwashers replaced	3
#Clothes washers replaced	
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	30
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	33



of Properties

3

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

REBOUND, INC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

REBOUND, INC

Non-Profit

\$ 625,449.00

Location Description:

AREAS ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23);
SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06)

Activity Description:

NONPROFIT DEVELOPERS WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW,
MODERATE, AND MIDDLE INCOME HOMEBUYERS.



Grantee Activity Number: 08-F1-ADMINISTRATION
Activity Title: ADMINISTRATION

Activity Type:

Administration

Project Number:

F

Projected Start Date:

01/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/20/2013

Total Budget:

\$ 500,562.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 500,562.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Louisville Metro Department of Housing and Family Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Louisville Metro Department of Housing and Family Services	Unknown	\$ 500,562.00

Location Description:

Neighborhoods and concentrated areas located within the low and moderate census tracts referred to in the substantial amendment.

Activity Description:

Administration activities to support NSP implementation.

Louisville Metro Government, through consultation with the local HUD CPD field office, intends to use \$196,810.00 of its Projected 08-F1-Administration Project Budget on the E2-ACQUISITION-REHAB-HOMEOWNERSHIP Project. The 08-F1-Administration Project Budget was reduced from \$697,372.00, down to \$500,562.00.

Grantee Activity Number:	11-E-LH25-LMHA DEVELOPMENT CORPORATION
Activity Title:	LOW INCOME SET ASIDE ACQ, NEW CONSTRUCT AND RENTAL

Activity Type:

Construction of new housing

Project Number:

LISA-RENTAL

Projected Start Date:

07/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

LMHA DEVELOPMENT CORPORATION

Projected End Date:

03/20/2013

Total Budget: \$ 2,096,478.17

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 2,096,478.17

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# ELI Households (0-30% AMI)	6
#Units & other green	9
#Units exceeding Energy Star	9
#Units with bus/rail access	9
#Low flow showerheads	18
#Low flow toilets	18
#Units with solar panels	

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

LMHA DEVELOPMENT CORPORATION

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
LMHA DEVELOPMENT CORPORATION	Non-Profit	\$ 2,096,478.17
LOUISVILLE METRO HOUSING AUTHORITY DEVELOPMENT CORP	Local Government	\$ 0.00

Location Description:

Area of greatest need identified in 2008 included AREAs ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT



4,7); PORTLAND (CT 3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06). Nine single family, scattered site rental units will be located in the smoketown neighborhood.

Activity Description:

FUNDING FOR THIS ACTIVITY WILL BE USED TO MEET THE LOW INCOME HOUSING SET-ASIDE REQUIREMENT BY PROVIDING RENTAL UNITS for households at or below 50% of the Area Median Income. FUNDS WILL BE USED TO ACQUIRE "VACANT" UNIMPROVED USE E TYPE PROPERTIES PHYSICALLY LOCATED IN THE SMOKETOWN NEIGHBORHOOD. SINGLE FAMILY RENTAL UNITS WILL BE CONSTRUCTED FOR LISA OCCUPANCY. All units will be Energy Star and Enterprise Green Communities Certified, as indicated in the "units other green" performance measures above.

Grantee Activity Number: 12 - E4 - LISA - REHAB/RESALE
Activity Title: LISA - NEW DIRECTIONS HOUSING CORPORATION

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

LISA - RESALE

Projected Start Date:

07/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

LISA - HOMEOWNERSHIP

Projected End Date:

03/20/2013

Total Budget:

\$ 203,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 203,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

1

Low

1

Mod

Low/Mod%

100.00

of Households

1

1

100.00

Proposed Accomplishments

Total

of Singlefamily Units

1

of Housing Units

1

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Units deconstructed

#Sites re-used

1

#Units exceeding Energy Star

1

#Units with bus/rail access

1

#Low flow showerheads

2

#Low flow toilets

2

#Units with solar panels

#Dishwashers replaced

1

#Clothes washers replaced

1

#Refrigerators replaced

1

#Light fixtures (outdoors) replaced

2

#Light Fixtures (indoors) replaced

12

#Replaced hot water heaters

1

#Replaced thermostats

1

#Efficient AC added/replaced

1

#High efficiency heating plants

1

#Additional Attic/Roof Insulation

1



#Energy Star Replacement Windows 10

of Properties 1

Activity is being carried out by Grantee: Activity is being carried out through:

No

Organization carrying out Activity:

NEW DIRECTIONS HOUSING CORPORATION

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
NEW DIRECTIONS HOUSING CORPORATION	Non-Profit	\$ 203,000.00

Location Description:

Area of greatest need identified in 2008 included AREAs ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06). One unit was located in the Shelby Park neighborhood.

Activity Description:

NONPROFIT DEVELOPER WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW INCOME HOMEBUYERS.

New Directions Housing Corporation completed one unit which sold to a household below 50% Area Median Income.

Performance measures reported as "replaced" are interpreted as "added" for this unit, as it was newly constructed.

Grantee Activity Number:	12 - E5 - LISA - REHAB/RESALE
Activity Title:	LISA - REBOUND

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

LISA - RESALE

Projected Start Date:

07/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

LISA - HOMEOWNERSHIP

Projected End Date:

03/20/2013

Total Budget: \$ 158,902.31

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 158,902.31

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	1
#Low flow showerheads	2
#Low flow toilets	1
#Units with solar panels	
#Dishwashers replaced	1
#Clothes washers replaced	
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	9
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	8



of Properties

1

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

REBOUND, INC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

REBOUND, INC

Non-Profit

\$ 158,902.31

Location Description:

One unit was located in the Shawnee neighborhood.

Area of greatest need identified in 2008 included AREAs ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06).

Activity Description:

NONPROFIT DEVELOPER WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW INCOME HOMEBUYERS.

REBOUND, Inc. completed one unit which sold to a household below 50% Area Median Income.

Grantee Activity Number:	12- E3 - LISA - REHAB/RESALE
Activity Title:	LISA - RIVER CITY HOUSING

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

LISA - RESALE

Projected Start Date:

07/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

LISA - HOMEOWNERSHIP

Projected End Date:

03/20/2013

Total Budget: \$ 169,400.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 169,400.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	1
#Low flow showerheads	
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	1
#Clothes washers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	19
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	19

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

RIVER CITY HOUSING INC.

Proposed budgets for organizations carrying out Activity:

Responsible Organization**Organization Type****Proposed**

RIVER CITY HOUSING INC.

Non-Profit

\$ 169,400.00

Location Description:

Area of greatest need identified in 2008 included AREAs ADJACENT PARK DUVALLE(CT 10,127.01,128.01); SHAWNEE (CT 4,7); PORTLAND (CT 3,21,23); SMOKETOWN/SHELBY PARK(CT 62,65); NEWBURG (CT 113.01,114.04,114.05,114.06). One unit was located in the Portland neighborhood and the one unit was located in the Newburg neighborhood.

Activity Description:

NONPROFIT DEVELOPER WHO WILL ACQUIRE AND REHABILITATE PROPERTIES FOR EVENTUAL SALE TO LOW INCOME HOMEBUYERS.

River City Housing completed one unit which sold to a household below 50% Area Median Income.

Action Plan History**Version****Date**

B-08-MN-21-0001 AP#1

04/16/2010

B-08-MN-21-0001 AP#2

03/27/2012

B-08-MN-21-0001 AP#3

06/13/2012

B-08-MN-21-0001 AP#4

03/18/2013

B-08-MN-21-0001 AP#5

03/20/2013

B-08-MN-21-0001 AP#6

06/19/2012

B-08-MN-21-0001 AP#7

07/29/2011

B-08-MN-21-0001 AP#8

10/25/2012

B-08-MN-21-0001 AP#9

10/01/2012

B-08-MN-21-0001 AP#10

03/01/2012

B-08-MN-21-0001 AP#11

01/30/2013

